

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name The Kessler Apartments

other names/site number Parkview Homes

2. Location

street & number 924 Paseo Boulevard [n/a] not for publication

city or town Kansas City [n/a] vicinity

state Missouri code MO county Jackson code 095 zip code 64106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally. (See continuation sheet for additional comments [].)

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date 10 Sept 02

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

[] entered in the National Register

See continuation sheet [].

[] determined eligible for the National Register

See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register

[] other, explain:

See continuation sheet [].

The Kessler Apartments

Jackson County, Missouri

Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

5. Classification**Ownership of Property**

☒ private
☐ public-local
☐ public-state
☐ public-Federal

Category of Property

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

contributing

noncontributing

1	0	building
0	0	sites
0	0	structures
0	0	objects
1	0	total

Name of related multiple property listing.

Apartment Buildings on the North end of The
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**Number of contributing resources
previously listed in the National Register.**
N/A

6. Function or Use**Historic Function**DOMESTIC/multiple dwelling**Current Functions**DOMESTIC/multiple dwelling**7. Description****Architectural Classification**OTHER: Apartment Building

see continuation sheet [].

Materialsfoundation Limestonewalls Brickroof Syntheticsother WoodBrickLimestone

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

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8. Statement of Significance**Applicable National Register Criteria**

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

Architecture

Periods of Significance

1925

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References**Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of Individual Listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other: _____

Name of repository: _____

The Kessler Apartments**Jackson County, Missouri****Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri****10. Geographical Data****Acreage of Property** less than one acre**UTM References** (Source: On-site GPS readings, taken at the front of the building 4/28/00)

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	364795	4329296			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Brenda R. Spencerorganization _____ date 3 September, 2002street & number 10150 Onaga Road telephone 785-456-9857city or town Warrego state Kansas zip code 66547**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional Items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Jazz Hill Homes, L.P.; Contact: Ross R. Freeman, President, Pioneer Group, Inc.street & number 1200 S. Kansas Avenue telephone 785-232-1122city or town Topeka state Kansas zip code 66612-1331

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The Kessler Apartments
Jackson County, Missouri
Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

7. Narrative Description

Summary:

The Kessler Apartments is located in the 900 block of The Paseo Boulevard in Kansas City (Jackson County), Missouri. It is a representative of the apartment development on The Paseo, north of Interstate 70 in Kansas City Missouri (1900-1930) as identified in the MPS cover document *Apartment Buildings on the north end of The Paseo Boulevard in Kansas City, Missouri*. This building is one of eleven apartment buildings remaining on the west side of The Paseo (between 9th and 14th Streets). The two story apartment building was constructed ca. 1896-1906 and took its current form with a rear addition in 1925. The Kessler is in good condition. It is a red brick load-bearing structure with a modified rectangular plan that measures approximately 37' x 124'. The most significant exterior feature is a two-story front porch on the east facade which extends beyond the width of the building and wraps around the south side.

Elaboration:

The Kessler apartment building occupies the majority of the site and abuts the alley behind the building (west end). Adjacent lots to the south contain apartment buildings. The half-block north of the building is vacant. There is a small parking area for this apartment building at the west end of the lot immediately north of the building and there is a sidewalk along the north side of the building. The lot naturally slopes eastward and the lawn at the front of the building is raised several feet above the level of the sidewalk and the street. Concrete steps lead to the front porch from the sidewalk. The raised lawn is contained by a natural-faced and coursed rubble stone retaining wall, which abuts the sidewalk running parallel to The Paseo Boulevard. The Paseo is a dual boulevard that descends gradually forming small parks in the median of each block at intersecting streets. These small parks are landscaped and are widely recognized for their fountains, memorials, pergolas, and gardens. The park at the north end of the 900 block of Paseo features the 9th Street fountain, later named the Women's Leadership Fountain. At the south end of the block across from the 924, 928, and 930 Paseo, there is a small plaza containing the August R. Meyer Memorial. The memorial to the first president of the Board of Park Commissioners was dedicated in 1909 at the current location. New York sculptor Daniel French designed the memorial, the first to be placed in a Kansas City park.

The Kessler was designed as an apartment building at the time of its construction ca. 1896 - 1906 and continues to function as apartments today. The building was converted to public housing through the 1975 HUD remodeling. It is currently endangered by its location in a blighted area and general lack of maintenance. The Kessler Apartments, along with ten other apartment buildings and the Henderson Home (Listed on the National Register of Historic Places in 1979) is proposed for rehabilitation in an effort to preserve the buildings, provide quality affordable housing, and continue to work toward revitalization of the area. The Kessler is representative of the apartment development that occurred along the north end of The Paseo between 1900-1930. The property type is typically a multi-story masonry building, generally rectangular in form and distinguished by one or more prominent multi-story porches.

The Kessler Apartments is a two story masonry building with a partial basement. It has a natural-faced and semi-coursed rubble stone foundation and running bond red brick on the upper facade. The building has a flat membrane roof with parapets and there is a clay tile cap on the parapet wall. All existing doors and windows are a result of the 1975 remodeling. The type and style of the historic windows and doors are unknown because they are shadowed by the porch in all available historic photographs.

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The east (primary) facade has two setbacks. The north half of the east facade projects out, essentially forming an 'L.' The primary feature of the facade is the two-story porch which is three bays wide, extending beyond the width of the building on the south. The existing porch is not part of the original construction but was constructed in 1916. The current two-story porch replaced a smaller two-story porch located in the void of the 'L' on the southeast corner of the building. The porch floor is a concrete slab on the first floor and a membrane over a wood deck on the second floor. On the first floor, the porch has four red wire cut brick piers with an integrated knee wall that rests on the stone foundation. The wall has a simple stone cap and the columns have simple square stone capitals. The top of the brick piers is punctuated by a simple wood cornice. The knee wall angles to form an oblique entry at the southeast corner of the porch, leaving the southern most brick pier free standing. On the second floor of the porch, there are four round wood fluted columns with Ionic capitals and square stone bases. There is peeling paint on the wood columns and deterioration on the column capitals. The existing metal railings were installed in the 1975 HUD remodeling. The metal railings replaced the original wood railings which had simple square balusters on the second floor. Historically, there was no railing on the brick knee wall at the first floor of the porch. The porch ceilings are plywood. The porch roof is a low slope hip with a boxed eave and narrow soffit resting on a simple wood entablature. There is some minor wood deterioration and peeling paint on the porch eaves, soffit, cornice and ceilings. The upper east facade is ornamented with brick corbeling.

All of the windows are replacement double-hung aluminum windows installed in the 1975 remodeling. The precise style and profile of the historic windows is unknown; it appears that they are wood, double hung windows. All windows are set in the original masonry openings which have dressed stone sills and lintels. Metal security bars have been installed on the first floor windows. On the north half of the east facade, there are two window openings per floor, a paired and a single double hung window which align vertically. There is a plywood infill panel on the south half of the first floor, possibly indicating the location of the original building entrance. There is a double hung window on the south half of the second floor. The south end of the south half of the east facade is further recessed where a former door opening has been downsized to accommodate a double hung window.

The south and north (side) facades are nearly identical with the exception of the porch on the east end of the south facade. Additionally, the south facade has minimal public exposure with approximately six feet between the facade and the adjacent apartment building to the south. The space between the buildings is paved. The side facades are four bays wide. The rear addition (measuring approximately 37' x 54' on the west end of the original building) was constructed in 1925 and nearly doubled the size of the building. The front porch wraps around the southeast side of the building. The porch itself has two bays and is identical to the front porch (described under the east facade). The primary building entrance is located on the south elevation of the north bay (on the east facade). The door is a metal replacement door with six lights, flanked by a single sidelight on the east. On the second floor, a metal replacement door with a small wood transom panel provides porch access. There is a small horizontal slider window and a double hung window on both levels of the porch. Beyond the porch, the windows on the north and south (side) facades are in an asymmetrical configuration. A replacement metal door provides basement access on the south facade. Metal security bars have been installed on the first floor windows. There are sixteen windows per floor on the south facade including one small horizontal slider window on the first floor at the east end of the south facade. The rest of the windows are single or paired double-hung windows. With the exception of the bay on the east end, all of the windows align vertically on the two floors. On the north facade, there are twelve windows on the upper floor, thirteen on the first floor. The configuration is almost identical to the south facade beyond the wrap around porch described above. With the exception of the three slider windows, all windows are replacement double-hung aluminum windows installed in the 1975 remodeling. The windows are set within the original masonry openings which have slightly arched brick lintels. There are dressed stone sills on the original building and brick sills on the rear addition. There are

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metal security bars on the first floor windows. At the top of the building, the parapet wall steps down to the west (rear) of the building.

The west (rear) facade is a single bay wide. The site naturally slopes eastward and there is no foundation visible at the rear facade. The facade is an asymmetrical composition. On the first floor, two horizontal casement windows flank a recessed rear entry which is a metal replacement door. There are two horizontal casement windows flanking a single double-hung window on the second floor; the openings do align vertically on the two floors. The windows are aluminum replacement windows set within the original masonry openings which have slightly arched brick lintels and brick sills. There are metal security bars on the first floor windows.

The interior layout is a central corridor with four apartments per floor. There are two enclosed stair towers; one each at the front and rear of the building. The original room configuration is unknown; the plans available from the 1975 remodeling do not include demolition plans but there is a note to remove existing walls not to be reused. The existing interior partition walls could be original or a result of the 1975 remodeling. The building entrance has been modified, possibly in conjunction with the porch alterations in 1916 (the building permit identified interior remodeling and replacement of the front porch). All interior doors and frames were replaced in the 1975 remodeling. There are no interior window surrounds or frames. Interior finishes and fixtures are modern as a result of the 1975 remodeling. The walls and ceilings are textured gypsum board. The floors in the common areas and living areas of each apartment are carpeted and have a vinyl base. There is vinyl floor covering in the kitchen and bath of each apartment. There are modern fixtures in the kitchens and baths and modern light fixtures throughout the building. The 1975 remodeling included installation of modern plumbing and HVAC.

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8. Narrative Statement of Significance

Summary:

The Kessler Apartments, 924 The Paseo Boulevard, Kansas City, Missouri, is locally significant under Criterion C in the area of ARCHITECTURE. It is representative of the apartment buildings on the north end of The Paseo and meets the registration requirements set forth in the Multiple Property Submission cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. The period of significance corresponds to the date of the rear addition (1925), when the building took its current form. Based on the historic context "Apartment Development on The Paseo, North of Interstate 70 (Fourteenth Street), Kansas City, Missouri 1900-1930," The Kessler Apartments is significant as an example of the apartment development on the north end of The Paseo Boulevard, Kansas City's oldest, longest, and most prominent boulevard (resulting from George Kessler's 1893 Plan for Parks and Boulevards).

Elaboration:

The apartment building at 924 The Paseo was constructed between 1896 and 1906. The 1896 Sanborn Fire Insurance Map indicates a house at 924 Paseo. *Legacy of Design* states that the dilapidated houses lining the roadway (between 9th and 15th Streets on Paseo) had been removed by April, 1898 for development of The Paseo Boulevard. City records date to 1906 and there is no original building permit on file, likely indicating that the apartment building was constructed before 1906. The 1909 Sanborn Map indicates the presence of the current building. Therefore, The Kessler Apartment Building is presumed to have been constructed between 1896 and 1906, consistent with the period of construction of adjacent apartment buildings on the north end of The Paseo. Building permits confirm two significant alterations: the 1916 interior remodeling and replacement of the front porch and a 1925 rear addition that represents the building's current form.

The apartment buildings on the west side of The Paseo were constructed along this newly developed boulevard from the turn of the century through 1913 and thrived as apartments for young families and professionals for a short period thereafter. A number of prominent Kansas City citizens were involved in the development of these apartment buildings (see MPL cover document). Exhaustive research did not uncover a precise date of construction nor the architect or builder of The Kessler Apartments.

The period of significance for this property is 1925, the date of the rear addition, through which the building took its current form. The building meets the property type registration requirements set forth in the Multiple Property cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. The property maintains integrity of location, design, setting, materials, and association. The Kessler Apartment building retains the general characteristics of the property type including: its historic relationship to the street, rectangular form, flat roof with parapets, stone foundation and exterior brick walls, original ornamentation including a corbeled brick cornice and dressed stone lintels and sills and its two-story porch with brick piers, integrated kneewall and round fluted wood columns. The exterior of the building retains its historic configuration and design reflecting the replacement porch in 1916 and rear addition in 1925.

The HUD rehabilitation in 1975 involved the replacement of porch railings, windows and doors, as well as extensive interior remodeling to meet contemporary living needs and building codes. There is no existing historic fabric visible on the building's interior. The changes in this building are common modifications as defined in the property type registration requirements. These modifications do not sufficiently affect the integrity of the property to cause it to be ineligible for listing.

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Today, the Kessler Apartments stand as one of eleven remaining distinctive examples of apartment buildings on the north end of The Paseo Boulevard. The building is locally significant under Criterion C in the area of architecture as a representative of the apartment development on The Paseo, north of Interstate 70 in Kansas City, Missouri 1900-1930.

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**The Kessler Apartments
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Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri**

9. Bibliography

1940 Tax Assessor's Photos, Landmarks Commission of Kansas City, Missouri.

1975 Drawings by William Johnson, 424 Law Building, KC, MO, for the Housing Development Corporation and Information Center (for the 1975-76 HUD remodeling).

Atlas of Kansas City, MO and Environs. Kansas City: Tuttle-Ayers-Woodward, Co. Surveyors and City Planners, 1925.

Building Permits, City Archives, 2nd Floor Oak Tower Building, Kansas City, Missouri.

Hoye's Kansas City Blue Book and Club Directory. Kansas City: Hoye's Directory Company, Compilers, Printers, and Bindery, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1913, 1914, 1917.

Jackson County, Missouri Tax Assessment Records, 1999.

Sanborn Insurance Maps, Kansas City, Missouri. New York: Sanborn Map Company, 1896, 1909, 1940.

USGS Quad Map: Kansas City, Missouri and Kansas. c.1983.

Water Permits, 5th Floor, City Hall, Kansas City, Missouri.

See Multiple Property Listing for additional sources.

10. Geographical Data

Verbal Boundary Description

Township 49 Range 33 Section 4

Lot 14 of Block A, Pratts Addition in Kansas City, Jackson County, Missouri.

See Figure 1 - survey

Boundary Justification

The boundaries reflect the property lines of the site on which the apartment building is located.

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Additional Documentation

Photographs

Except where noted, all photographs were taken January - May, 2000 by Brenda R. Spencer; Spencer holds the original negatives.

<u>Photo #</u>	<u>Description of Views. [] indicates camera direction</u>
1	East (front) elevation [W]
2	North (side) elevation from northeast corner of building [SW]
3	Southeast corner of 2nd floor porch [NW]
4	Exterior view of replacement windows on north porch [NW]
5	Detail of 2nd floor porch columns on east elevation [W]
6	South (side) elevation - west end [N]
7	South (side) elevation at southwest corner of building [NE]
8	West (rear) elevation [NE]
9	Interior view of "typical" replacement windows [SE]
10	"Typical" interior corridor [W]
11	"Typical" apartment interior
12	"Typical" apartment interior
13	Context - Northwest corner of 10th and Paseo - 930, 928, and 924 Paseo (L to R) August Meyer Memorial in foreground [NW]

Figures

<u>Figure #</u>	<u>Description</u>
1	Survey, Tract III
2	Photocopy of 1975 Photo of 924 Paseo Source: 1975 Drawings for HUD remodeling, William Johnson, architect
3	1940 Tax Assessor's Photo of 924 Paseo Source: Landmarks Commission of Kansas City, Missouri

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Figure 2. 924 Paseo, Photograph from 1975 Drawings for HUD Remodeling, William Johnson, Architect



FIG. 924 PASEO
#2 1975 Drawings for HUD
Remodeling
William Johnson, Architect

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Figure 3, 1940 Tax Assessor's Photo, Landmark's Commission of Kansas City, Missouri



FIG. 924 PASEO
#3 1940 Tax Assessor's Photo
Landmarks' Commission of
Kansas City, Missouri

























